

COUNTY OF FAIRFAX

TOWNHOUSE AND DETACHED SINGLE FAMILY DWELLING COVER SHEET\*

Revised October 2000

MUST BE COMPLETED BY DESIGNER  
(please print)

1. Code: Year\_\_\_\_\_ ☐ CABO(R4) ☐ BOCA(R3)
2. Type of construction: ☐ 5B ☐ 5A
3. Number of stories above grade:\_\_\_\_\_
4. Sprinklers: ☐ Yes ☐ No
5. Firerestistance design (townhouses only, where required)

Location	Design Number
Firewall	
Exterior wall/column	
Interior wall/column	
Floors	
Roof/ceiling	
other:	

6. Problem soils: ☐ Yes ☐ No
7. Soils Report: ☐ Yes ☐ No  
if yes, submit one copy.
8. Design soil bearing pressure:\_\_\_\_\_psf
9. Design soil lateral pressure:\_\_\_\_\_pcf
10. Foundation wall design:
- Thickness of wall:\_\_\_\_\_inches
- Maximum height of wall:\_\_\_\_\_feet
- Maximum height of backfill:\_\_\_\_\_feet
- Type: ☐ Concrete ☐ Masonry
- Design: ☐ Plain ☐ Reinforced  
(engineered detail required for reinforced walls)

11. Design Loads, psf

Area	Dead load	Live load
Dwelling Unit		
Sleeping rooms		
Roof		
Wind		
other:		

12. Material specifications (e.g., wood species, grade, masonry, steel, etc.) and locations:
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
13. Building related development conditions (i.e., proffers, special exceptions, special permits, variances) Note referenced page in which related details/notes can be found in the construction documents:
- Sound transmission class rating:  
☐ Yes, Referenced page\_\_\_\_\_ ☐ No
  - Affordable dwelling units (ADU):  
☐ Yes, Referenced page\_\_\_\_\_ ☐ No  
if yes, do ADUs comply with Housing & Community Development Specifications: ☐ Yes ☐ No
  - Other:\_\_\_\_\_ Referenced page\_\_\_\_\_
  - Other:\_\_\_\_\_ Referenced page\_\_\_\_\_
  - Other:\_\_\_\_\_ Referenced page\_\_\_\_\_
14. Exterior Insulation and Finish Systems (EIFS):  
☐ Yes ☐ No  
if yes, research report number:\_\_\_\_\_
15. Utility company easements on this site:  
☐ Yes ☐ No
16. Wall bracing:
- ☐ 1x4 let-in bracing at corners
  - ☐ 4 ft. of structural sheathing at corners
  - ☐ Sheathing of entire structure  
(provide research report for non-structural sheathing)
  - ☐ Other method:\_\_\_\_\_ (provide description)
17. Steel columns:
- ☐ AISC standard pipe, ASTM A501, A53
  - ☐ BOCA approved (provide research report)
  - ☐ Not applicable

18. Pre-manufactured floor and/or roof trusses:  
(this does not include TJI, GPI, LPI, etc.)  
☐ Yes ☐ No  
if yes, three sets of shop drawings, signed and sealed by the designer, must be submitted prior to erection. A completed *Truss Plan Cover Sheet* must be attached to each set.
19. Masterfile plan: ☐ Yes ☐ No  
if yes, complete the information below.  
Model name:\_\_\_\_\_  
Lot numbers for this model:\_\_\_\_\_
20. Subdivision plan number:\_\_\_\_\_
21. Job location (note address and/or subdivision):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
22. Name, address, occupation of designer. If designed by a licensed professional registered in the Commonwealth of Virginia, provide designer's seal in the space provided below.  
\_\_\_\_\_  
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\_\_\_\_\_
23. As the designer of this structure, I have reviewed the building related development conditions (if any) of the associated subdivision or grading plan, and the attached construction documents are in compliance with these conditions. I hereby certify that the information on this sheet is correct.

Signature

Date



COUNTY OF FAIRFAX, VIRGINIA  
BUILDING PLAN REVIEW DIVISION  
OFFICE OF BUILDING CODE SERVICES

PLAN APPROVAL IS FOR PERMIT ISSUANCE AND IS SUBJECT TO CORRECTION NOTES ON PLANS AND CONDITION LISTED ON THIS COVER SHEET. ISSUANCE OF PERMIT IS LICENSE TO PROCEED WITH WORK IN ACCORDANCE WITH ADOPTED CODES. ISSUANCE OF PERMIT DOES NOT PRECLUDE FIELD INSPECTORS FROM ORDERING CORRECTIONS TO MEET CODES WHEN DEFICIENCIES ARE NOTED DURING INSPECTIONS.

**NO INSPECTION SHALL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE. NO CHANGES SHALL BE MADE TO THE APPROVED PLANS WITHOUT PRIOR APPROVAL OF THS BUILDING PLAN REVIEW DIVISION.**

CALL MISS UTILITY AT 1-800-257-7777 BEFORE YOU DIG.

These drawings were not reviewed for compliance relative to electrical, mechanical, or plumbing elements. Compliance will be evaluated during inspection by field staff.

(for county use only)

See *Fairfax County Typical Deck Details* for the following requirements:  
☐ Ledger attachment ☐ Footing size  
☐ Post/beam connections ☐ Stairs  
☐ Post/footing connections ☐ Guardrail/handrail

Approval:

Reviewer's initials:\_\_\_\_\_ Date:\_\_\_\_\_

Control number:\_\_\_\_\_

\* One coversheet is required for each townhouse model and for each subdivision for county-wide masterfile program.

